



DESIGN REVIEW COMMITTEE MEETING MINUTES

Design Review Committee Members

Principals:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Roger Edwards

Alternates:

Mercedes de la Garza, AIA
Kim Toulouse
Donald Naquin

Alternate Reserves:

Dan Kovach, ASLA
Richard Wood, ASLA
Michael Harper, FAICP

WASHOE COUNTY DESIGN REVIEW COMMITTEE

Minutes

April 11, 2013

The regular meeting of the Washoe County Design Review Committee was scheduled for Thursday, April 11, 2013 at 9:00 p.m., in the Washoe County Community Development Large Conference Room.

1. *Determination of Quorum

Acting Chair Rogers called the meeting to order at 9:00 a.m. The following members and staff were present:

Principal members present: Roger Edwards

Alternate members present: Mercedes de la Garza

Alternate Reserve members present: Dan Kovach

Staff present: Trevor Lloyd, Senior Planner, Planning & Development
Roger Pelham, Senior Planner, Planning & Development
Greg Salter, Deputy District Attorney, District Attorney's Office
Sandra Monsalvè, Senior Planner, Planning & Development
Grace Sannazzaro, Planner, Planning & Development
Dawn Spinola, Recording Secretary, Planning & Development

2. *Public Comment

As there was no response to the call for public comment, Acting Chair Edwards closed the public comment period.

3. Approval of Agenda

In accordance with the Open Meeting Law, Member de la Garza moved to approve the agenda of April 11, 2013. The motion, seconded by Member Kovach, passed unanimously.

4. Design Review Committee Items

Special Use Permit Case No. SW05-025 (McDonalds at Eagle Landing): - The committee will review and make recommendations on the type and color of building materials; mechanical and equipment; location and design of truck loading docks; trash enclosures; bicycle rack placement; and landscaping.

- Location: At the northwest corner of Eagle Canyon Drive and Pyramid Highway (SR445).
- Assessor's Parcel No: 532-032-13
- Parcel Size: ±1.05
- Regulatory Zone(s): Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article:810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 35 T21N R20E MDM
Washoe County, NV

Members de la Garza and Edwards expressed concern regarding long, blank building sides, as it was an attractant for tagging and had been an issue specifically addressed during the update of the Spanish Springs Area Plan. After discussion, Member de la Garza made a motion to approve the following conditions and recommendations. Member Kovach seconded the motion, and the Board voted unanimously in favor of the motion:

CONDITIONS

- 1) Replace the tile finish with a cultured stone material.
- 2) Utilize a cultured stone wainscoting.
- 3) Provide staff with a different color palate that provides more contrasting colors.
- 4) Provide improved articulation of the building through varying materials and colors.
- 5) Utilize a drip irrigation system in landscape areas other than the lawn areas.
- 6) Replace the Tuscarora red crape myrtle tree with another species (i.e. crabapple, etc.)

SUGGESTIONS

- a) Provide a consistent ground cover to match the groundcover throughout the commercial center.
- b) Provide a split-face block surface material for the trash enclosure.

For the sake of expediency, Mr. Pelham offered to review the updated plans immediately upon receipt and to work with the applicant regarding any changes necessary so the process could be finalized administratively.

5. *Public Comment

As there was no response to the call for public comment, Acting Chair Edwards closed the public comment period.

6. Adjournment

There being no further business to come before the Design Review Committee, the meeting adjourned at 10:10 a.m.

Respectfully submitted,


Dawn Spinola, Recording Secretary

Approved by Board in session on April 14, 2016


Trevor Lloyd, Senior Planner
Secretary to the Design Review Committee